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MINUTES OF COUNCIL REGULAR MEETING – APRIL 15, 2008

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THE WEST VALLEY CITY COUNCIL MET IN REGULAR SESSION ON TUESDAY, APRIL 15, 2008, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY MAYOR NORDFELT.

THE FOLLOWING MEMBERS WERE PRESENT:

Dennis J. Nordfelt
Russ Brooks
Carolynn Burt
Joel Coleman
Corey Rushton
Steve Vincent
Mike Winder

Paul Isaac, Acting City Manager
Sheri McKendrick, City Recorder

STAFF PRESENT:

Russell Willardson, Public Works Director
Kevin Astill, Parks and Recreation Director
Joseph Moore, CED Director
John Evans, Fire Chief
Layne Morris, Community Preservation Director
Nicole Cottle, Acting City Attorney
Mike Wells, Acting Police Chief
Ken Olsen, Acting Finance Director
Aaron Crim, Administration
Russ Bailey, Public Works Department

14009 OPENING CEREMONY

The Opening Ceremony was conducted by Corey Rushton who showed a video with a patriotic theme.

14010 SCOUTS

Mayor Nordfelt welcomed Scout Troop Nos. 672 and 566 in attendance to complete requirements for the Communications merit badge.

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14011 **APPROVAL OF MINUTES OF REGULAR MEETING HELD APRIL 1, 2008**

The Council read and considered the Minutes of the Regular Meeting held April 1, 2008. There were no changes, corrections or deletions.

After discussion, Councilmember Coleman moved to approve the Minutes of the Regular Meeting held April 1, 2008, as written. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

14012 **INTRODUCTION OF NEW EMPLOYEES**

Shirleyne George, Human Resources/Administration, introduced new employees, by department, as follows:

Police Department:

Faith Trolson, Police Officer
Tony Wolfgramm, Police Officer
Ryan Demille, Police Officer
Mario Cadenas, Police Officer
Jaron Averett, Police Officer
Robert Brinton, Police Officer
Matt Madsen, Police Officer
Nicole Davis, Crime Scene Tech

Parks and Recreation Department:

Mike Lever, 2nd Assistant Golf Pro

Community and Economic Development Department:

Rachel Garcia-Trujillo, Executive Secretary
Denise Howick, Shelter Technician

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Nichole Camac, Administrative Assistant
Thomas Nielsen, Animal Services Officer
Steve Hulse, Animal Services Officer
Isaai Galicia, Animal Services Officer
Shane Smith, Planner I

Public Works Department:

Aaron Roberts, Engineer Tech II
Clark Lamb, Operator I

Justice Court:

Chasity Ramos, Justice Court Clerk

Fire Department:

Jennifer Potter, Support Services Clerk

The City Council welcomed the new employees to employment with West Valley City.

14013 **EMPLOYEE OF THE MONTH AWARD, APRIL, 2008 – TYLER MAYER, PUBLIC WORKS DEPARTMENT**

Councilmember Winder read the nomination of Tyler Mayer, Public Works Department, as Employee of the Month for April 2008.

The City Council congratulated Mr. Mayer and expressed appreciation for his efforts on behalf of West Valley City.

14014 **COMMENT PERIOD**

Upon inquiry by Mayor Nordfelt, there was no one in attendance who desired to address the City Council during the Comment Period.

14015 **RESOLUTION NO. 08-123, APPROVE DEVELOPMENT AGREEMENT WITH COVENTRY III/SATTERFIELD HELM VALLEY FAIR, LLC, FOR APPROXIMATELY 48.45 ACRES OF REAL PROPERTY BEING DEVELOPED IN THE VICINITY OF 3601 SOUTH 2700 WEST**

Acting City Manager, Paul Isaac, presented proposed Resolution No. 08-123 which would approve a Development Agreement with Coventry III/Satterfield Helm Valley Fair, LLC, for approximately 48.45 acres of real property being developed in the vicinity of 3601 South 2700 West.

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Mr. Isaac stated the proposed agreement would establish park strip, sidewalk and landscaping standards as well as building and sign setbacks along 2700 West Street.

The Acting City Manager indicated the current zoning for the Valley Fair Mall site was 'C-2,' which required a minimum front setback of 20 feet. However, the commercial zone ordinance had recently been amended to allow setbacks to be reduced as negotiated in a development agreement through the Planning Commission and City Council. He reported that on January 9, 2008, the Planning Commission had granted conditional use approved for the expansion and remodel of the Valley Fair Mall. He stated as part of the approval, the Planning Commission recommended a development agreement to require the following improvements along 2700 West: At least an 8-foot park strip, an 8-foot sidewalk, and a 5-foot landscaped buffer for parking that was adjacent to the street. He indicated the Planning Commission also recommended buildings could be placed at or near the back of the sidewalk.

Mr. Isaac reported staff and the Planning Commission recommended this streetscape configuration for at least two reasons, as follows: First, with light rail to be built down the middle of 2700 West and the planned intensification of development on the west side of 2700 West, 2700 West would become a more urban street - having buildings placed close to the street would help create the sense of an urban, pedestrian friendly street; Second, the City Center ('CC') zone, which encompassed property on the west side of 2700 West, required an 8-foot park strip planter area and a 10-foot sidewalk with buildings placed at the back of the sidewalk. The streetscape proposed for the east side of 2700 West was similar to the streetscape required in the 'CC' zone for the west side of the street.

The Acting City Manager further reported the setback for signs was proposed to be from the top back of curb due to the large amount of dedication required and the larger sidewalk and park strip widths.

After discussion, Councilmember Burt moved to approve Resolution No. 08-123, a Resolution Authorizing the City to Enter Into a Development Agreement with Coventry III/Satterfield Helm Valley Fair, LLC, for Approximately 48.45 Acres of Real Property Being Developed in the Vicinity of 3601 South 2700 West. Councilmember Coleman seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes

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Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mayor Nordfelt	Yes

Unanimous.

14016 **RESOLUTION NO. 08-124, AUTHORIZE CITY TO ALLOW R&L FENCE TO REPLACE THE THREE-RAIL, WHITE VINYL PERIMETER FENCE AT WEST RIDGE GOLF COURSE**

Acting City Manager, Paul Isaac, presented proposed Resolution No. 08-124 which would authorize the City to allow R&L Fence to replace the three-rail, white vinyl perimeter fence at West Ridge Golf Course, and for an amount not to exceed \$63,853.28.

Mr. Isaac stated the perimeter fence at West Ridge was old, worn out, and could not be adequately repaired. He indicated bids had been solicited and one company, R&L Fence, responded with a bid in the amount of \$63,853.28.

The Acting City Manager reported the fence around the Course was 17 years old and in a state of disrepair and needed to be replaced. He stated it had been repair so many times the posts and rails would no longer hold nails. He further advised several companies had contacted the City regarding the project; however, only one bid had been received as described above. He stated R&L's bid would include removal of the existing fence and replacement with a new one with three rails, white vinyl, center-mounted, 60-64 inches high and would match the existing fencing.

After discussion, Councilmember Coleman moved to approve Resolution No. 08-124, a Resolution Authorizing the City to Allow R&L Fence to Replace the Three-Rail, White Vinyl Perimeter Fence at West Ridge Golf Course. Councilmember Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Brooks	Yes
Mr. Coleman	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes

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Mayor Nordfelt

Yes

Unanimous.

14017 **CITY MANAGER SUBMIT PROPOSED BUDGET FY 2008-2009 TO THE CITY COUNCIL**

Acting City Manager, Paul Isaac, submitted the Proposed Budget for FY 2008-2009 to the City Council. Mr. Isaac reminded that a Special Study Session had been scheduled on April 29, 2008, at 4:30 P.M. in order to review and discuss the Proposed Budget.

THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE REGULAR MEETING OF TUESDAY, APRIL 15, 2008, WAS ADJOURNED AT 6:46 P.M., BY MAYOR NORDFELT.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Council held April 15, 2008.

Sheri McKendrick, MMC
City Recorder

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